

ORDINANCE No. 118235

COUNCIL BILL No. 111344

*Law Department*

INDEXED

The City of Seattle

AN ORDINANCE relating to historic preservation; imposing controls upon the Fir Lodge/Alki Homestead Restaurant, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

REPORT

Honorable President:

Your Committee on \_\_\_\_\_

to which was referred the within Council Bill No. \_\_\_\_\_  
report that we have considered the same and res

*BECA* (over)

*Full Council*

COMPTROLLER FILE No. \_\_\_\_\_

Introduced: <i>AUG - 1 1996</i>	By: DRAGO
Referred: <i>AUG - 5 1996</i>	To: Business, Economic & Community Development
Referred:	To: Committee
Referred:	To:
Reported: <i>AUG 12 1996</i>	Second Reading: <i>AUG 12 1996</i>
Third Reading: <i>AUG 12 1996</i>	Signed: <i>AUG 12 1996</i>
Presented to Mayor: <i>AUG 13 1996</i>	Approved: <i>AUG 16 1996</i>
Returned to City Clerk: <i>AUG 16 1996</i>	Published: <i>Full 4 pages</i> K.C.
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

*IE*  
*WPS*

*Law Department*

The City of Seattle--Legislative Department

Date Reported  
and Adopted

REPORT OF COMMITTEE

to President:

Committee on

was referred the within Council Bill No.

that we have considered the same and respectfully recommend that the same:

*BECA Committee Do pass 2-0*

*Full Council vote 6-0*

*Law Drago*

Committee Chair

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE  
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

ORDINANCE

118235

AN ORDINANCE relating to historic preservation; imposing controls upon the Fir Lodge/Alki Homestead Restaurant, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC), establishes a procedure for the designation and preservation of sites, improvements and objects of historical, cultural, architectural, engineering or geographic significance; and

WHEREAS, the Landmarks Preservation Board after a public hearing on September 6, 1995, voted to approve the nomination of the Fir Lodge/Alki Homestead Restaurant at 2717 61st Avenue SW in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on October 18, 1995, the Board voted to approve the designation of the Fir Lodge/Alki Homestead Restaurant as a Landmark under SMC Chapter 25.12; and

WHEREAS, on March 20, 1996, the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS, the Board recommended to the City Council approval of controls and incentives; Now Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

**Section 1. DESIGNATION.** The designation by the Landmarks Preservation Board of the Fir Lodge/Alki Homestead Restaurant, more particularly described as:

The South 3 feet of Lots 1-2, the South 2 1/2 feet of Lot 3, and all of Lots 5-8, Block A, of Sea Shore Add. to Alki Point, as recorded in Volume 15 of Plats, Page 23, King County, Washington.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

as a Landmark based upon satisfaction of the following standards of  
SMC Section 25.12.350:

- C. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation.
- D. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction.
- E. It is an outstanding work of a designer or builder.
- F. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the city;

is hereby acknowledged.

**Section 2. CONTROLS.** The following controls are hereby imposed on the features and characteristics of the Fir Lodge/Alki Homestead Restaurant, that were designated by the Board in the Report on Designation for preservation:

- A. Except as provided in subsection B and C, below, a Certificate of Approval must be obtained from the Landmarks Preservation Board pursuant to SMC 25.12.670 et seq., or the time for denying an application for a Certificate of Approval must have expired, before the owners may make alterations or significant changes to the entire exterior of the building, including the roof; the first floor interior, excluding the kitchen and bathrooms; and the site, excluding minor plantings (See Attachment A).
- B. If after examination of plans and specifications the Historic Preservation Officer determines that any of the following exterior alterations are consistent with the purposes of the Landmarks Preservation Ordinance, the Historic Preservation Officer may approve the alteration without need for further action by the Board: the addition or elimination of ducts, conduits, HVAC vents,

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE  
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

1 grilles, fire escapes, pipes, wiring or similar  
2 mechanical elements necessary for the normal operation of  
3 the building. If the Historic Preservation Officer  
4 disapproves such alterations, the owners may submit  
5 revised plans and specifications to the Historic  
6 Preservation Officer or may apply to the Board for a  
7 Certificate of Approval for the alterations.

- 8 C. No Certificate of Approval shall be required, and any  
9 changes may be permitted without further review, for any  
10 in-kind maintenance or repairs of the features noted in  
11 A, above..

12 **Section 3. INCENTIVES**

13 A. Economic incentives may be made available as set forth in  
14 the Controls and Incentives Agreement between the Owner and the  
15 Board, as they become available in the future.

16 B. SMC Title 23 provides for authorization of uses not  
17 normally permitted in a particular zoning classification by means  
18 of an administrative conditional use.

19 **Section 4.** Enforcement of this Ordinance and penalties for  
20 its violation shall be as provided in Section 25.12.910 of the  
21 Seattle Municipal Code.

22 **Section 5.** The Fir Lodge/Alki Homestead Restaurant and its  
23 site are hereby added to the Table of Historical Landmarks  
24 contained in Chapter 25.32 of the Seattle Municipal Code.

25 **Section 6.** The City Clerk is hereby directed to record this  
26 ordinance with the King County Director of Records and Elections,  
deliver two copies to the City Historic Preservation Officer, and  
deliver one copy to the Director of the Department of Construction  
and Land Use.

Passed by the City Council the 12 day of August, 1996, and signed by me in open session in authentication of its passage this 12 day of August, 1996.

Approved by me this 16 day of August, 1996.

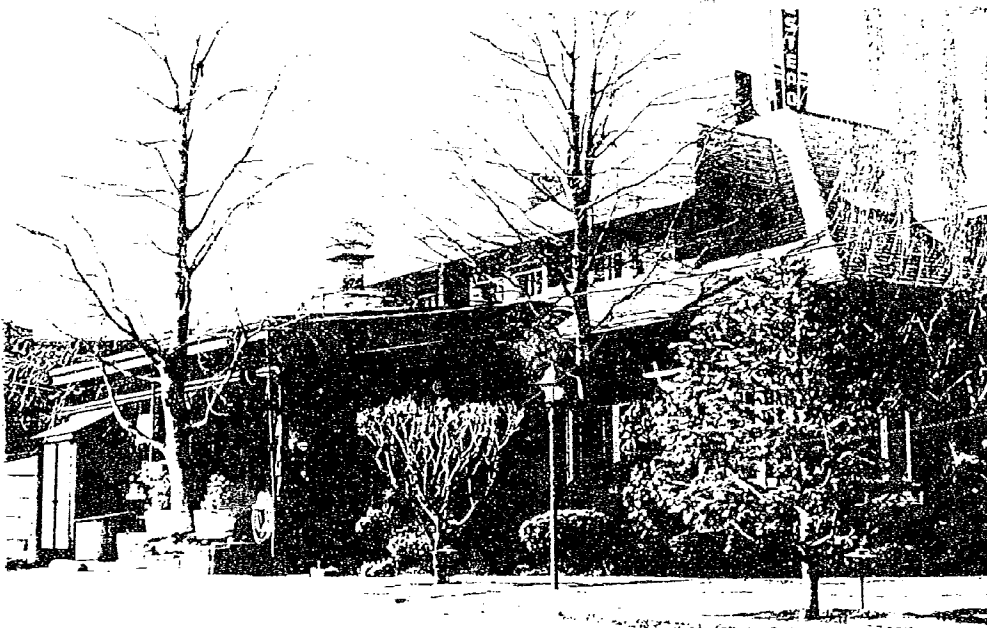
Filed by me this 16 day of August, 1996.

- 4 -

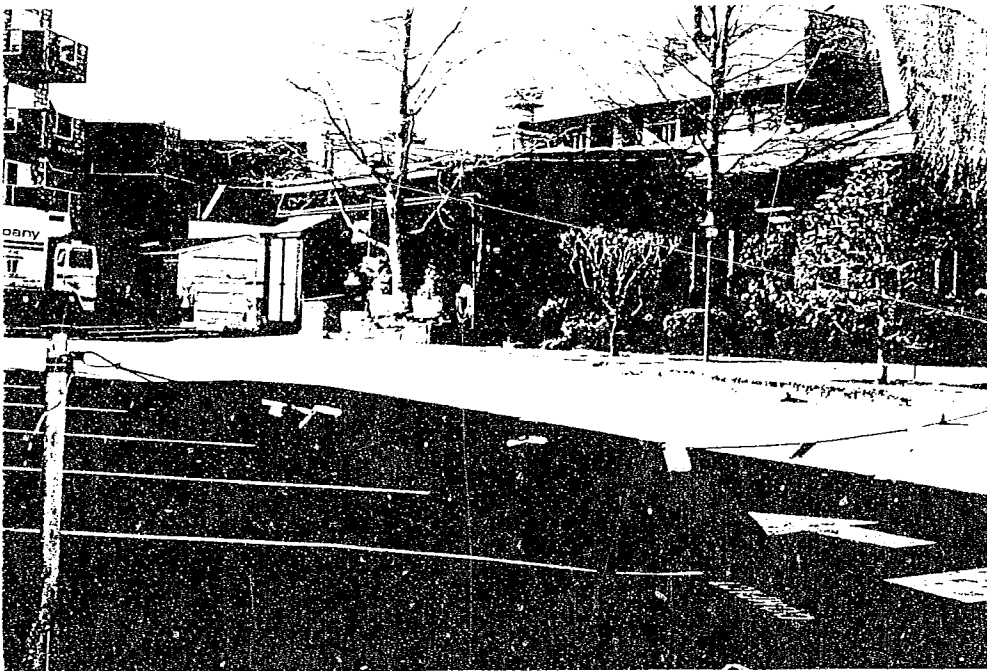
**ATTACHMENT A  
CONTROLS & INCENTIVES AGREEMENT  
FIR LODGE/ALKI HOMESTEAD RESTAURANT  
2717 61st Avenue SW**

**Photos of existing site conditions 2/96**

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE  
IT IS DUE TO THE QUALITY OF THE DOCUMENT.



Fir Lodge/Alki Homestead Restaurant  
View of southeast site area from  
parking lot



Fir Lodge/Alki Homestead Restaurant  
View from 61st Ave SW looking into  
parking lot

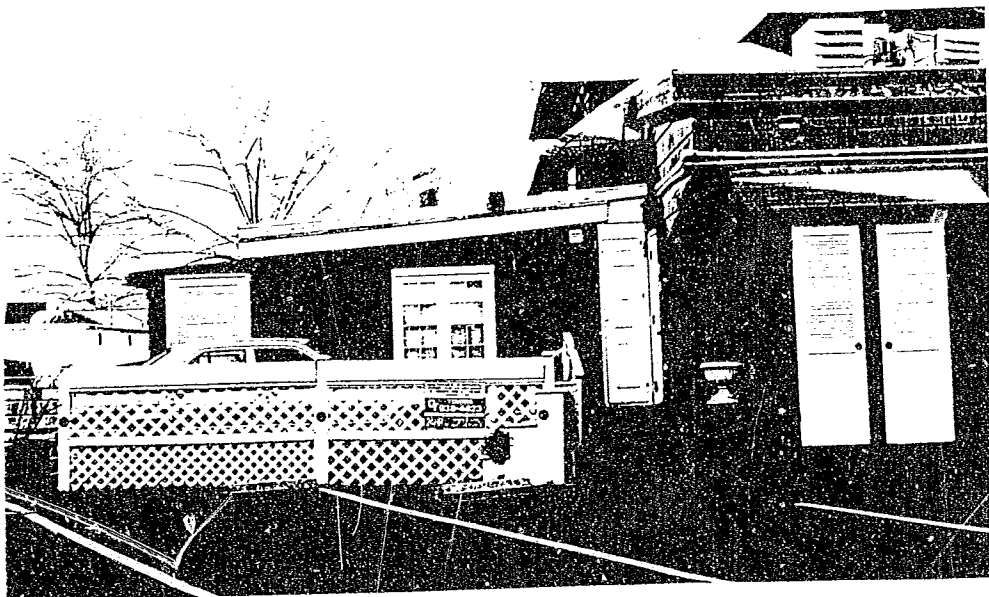
NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE  
IT IS DUE TO THE QUALITY OF THE DOCUMENT.





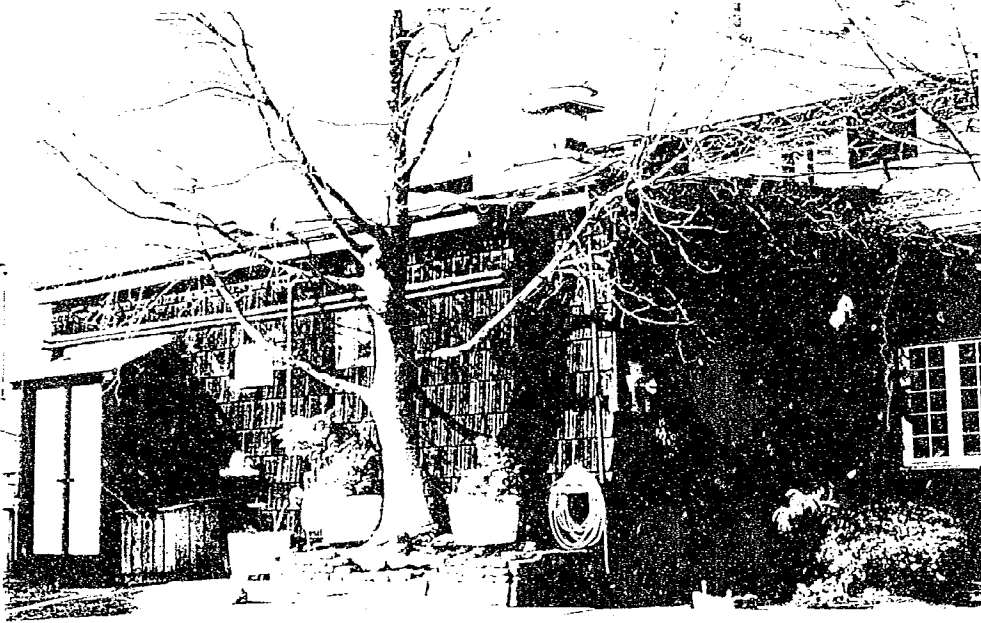
Fir Lodge/Alki Homestead Restaurant  
South (kitchen) elevation bordering  
on parking lot

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE  
IT IS DUE TO THE QUALITY OF THE DOCUMENT.



Fir Lodge/Alki Homestead Restaurant  
West end of south elevation: kitchen

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE  
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

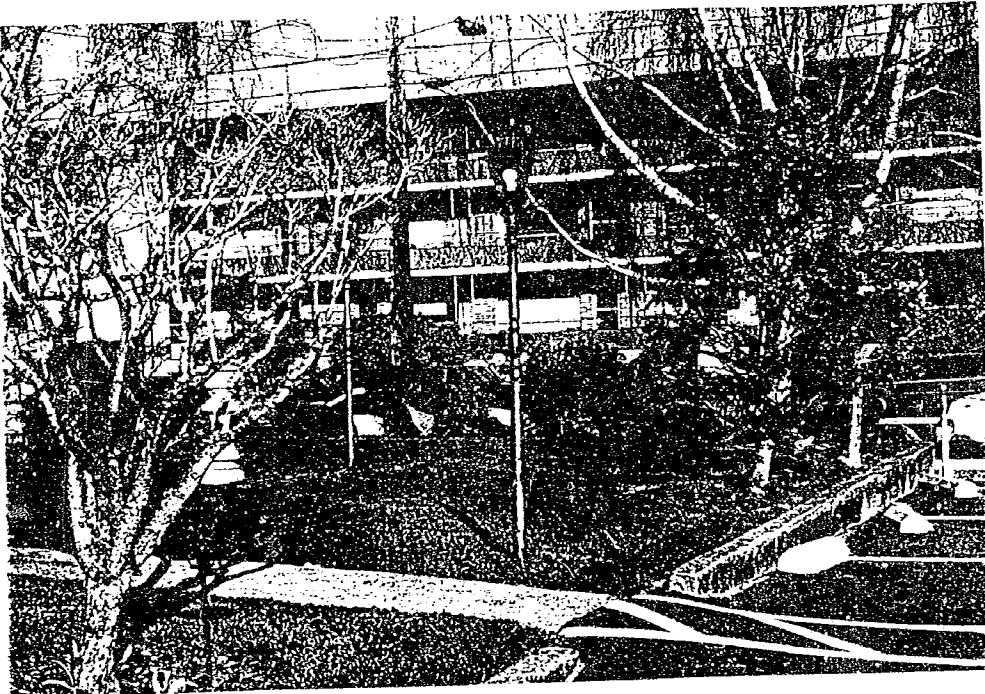


Fir Lodge Aiki Homestead Restaurant  
West end of south elevation: kitchen  
addition



Fir Lodge Aiki Homestead Restaurant  
South elevation and site area with  
path

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE  
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

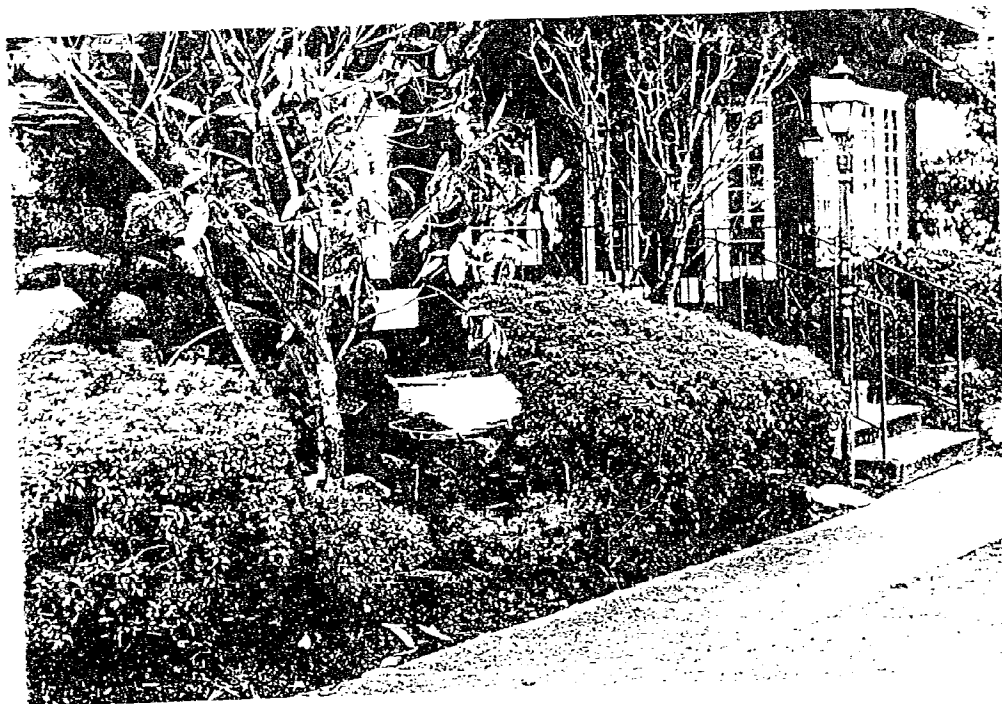


Fir Lodge/Alki Homestead Restaurant  
View of south side of front (east)  
lawn from parking lot

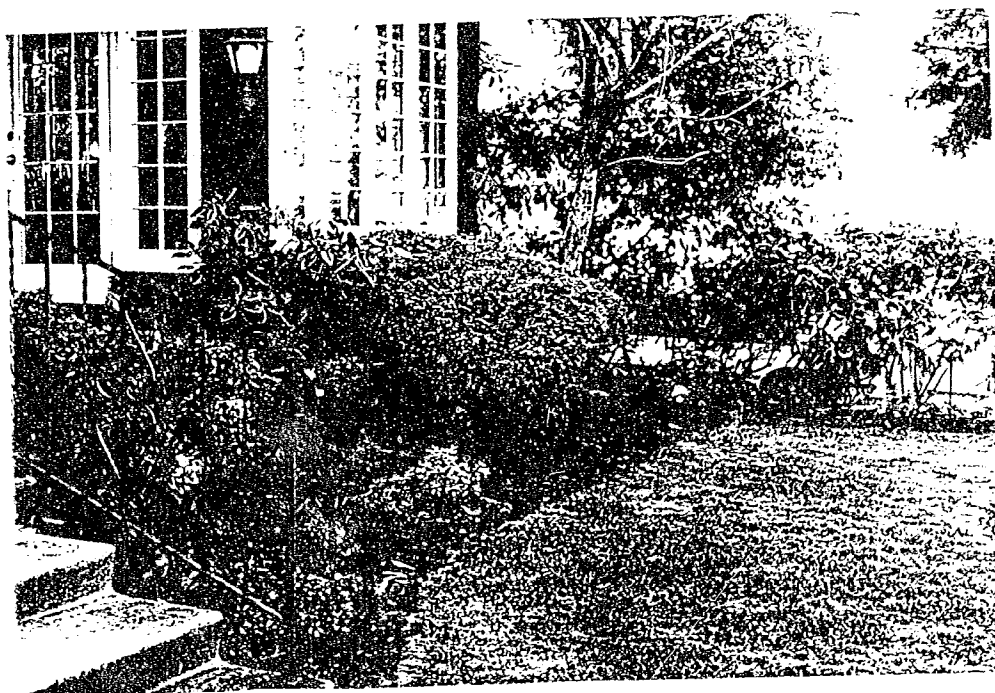


Fir Lodge/Alki Homestead Restaurant  
South elevation and site area with  
path

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE  
IT IS DUE TO THE QUALITY OF THE DOCUMENT.



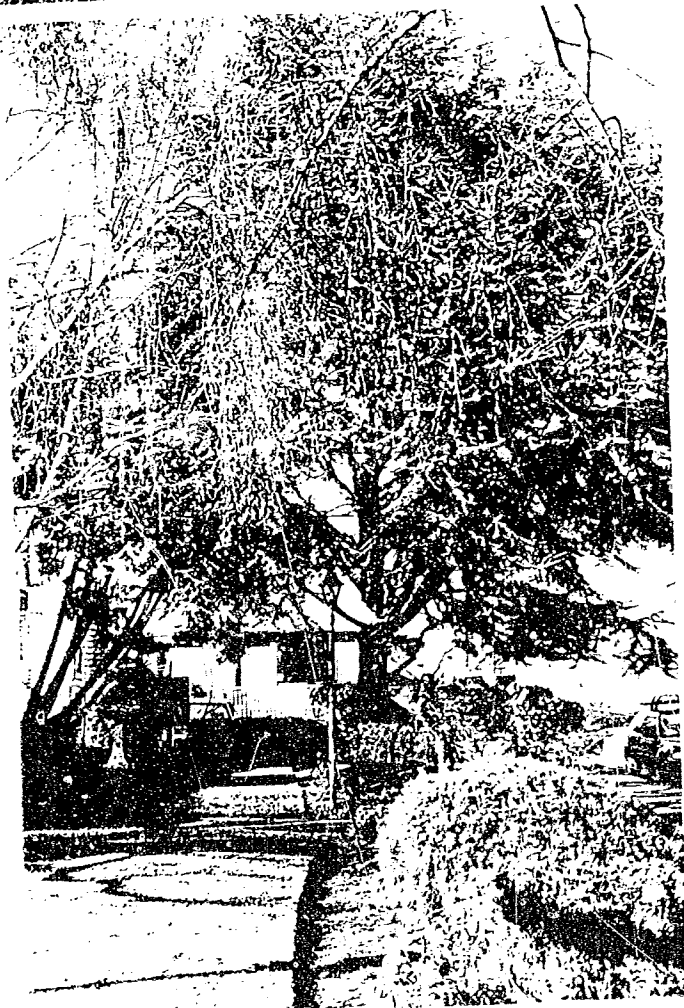
Fir Lodge Aiki Homestead Restaurant  
Front (east) foundation plantings



Fir Lodge Aiki Homestead Restaurant  
Front (east) foundation plantings,  
looking north from main walkway



Fir Lodge Aiki Homestead Restaurant  
Front lawn area looking north

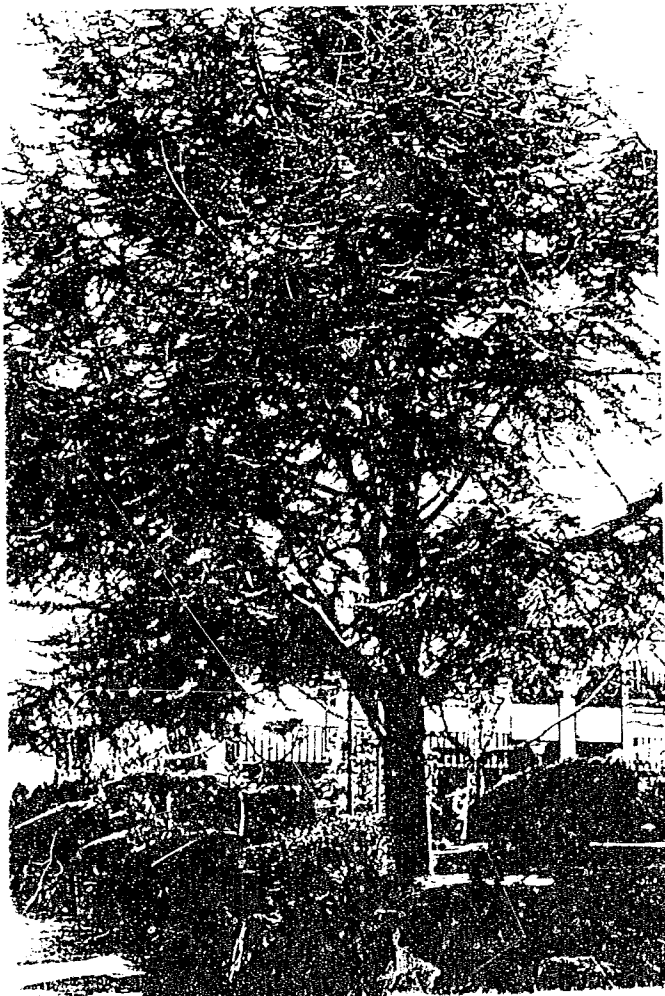


Fir Lodge Aiki Homestead Restaurant  
Front lawn area looking north

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE  
IT IS DUE TO THE QUALITY OF THE DOCUMENT.



Fir Lodge/Alki Homestead Restaurant  
Rockery on east edge of property,  
looking southwest



Fir Lodge/Alki Homestead Restaurant  
Rockery on east edge of property,  
including cedar tree

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE  
IT IS DUE TO THE QUALITY OF THE DOCUMENT.



Fir Lodge/Aiki Homestead Restaurant  
View from adjacent parking lot to the  
north, looking southwest, along  
property line



Fir Lodge/Aiki Homestead Restaurant  
Northeast corner of building,  
including large Rhododendrons &  
cedar tree (north property line)

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE  
IT IS DUE TO THE QUALITY OF THE DOCUMENT.



NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

ORDINANCE 118235

AN ORDINANCE relating to historic preservation; imposing controls upon the Fir Lodge/Alki Homestead Restaurant, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC), establishes a procedure for the designation and preservation of sites, improvements and objects of historical, cultural, architectural, engineering or geographic significance; and

WHEREAS, the Landmarks Preservation Board after a public hearing on September 6, 1995, voted to approve the nomination of the Fir Lodge/Alki Homestead Restaurant at 2717 61st Avenue SW in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on October 18, 1995, the Board voted to approve the designation of the Fir Lodge/Alki Homestead Restaurant as a Landmark under SMC Chapter 25.12; and

WHEREAS, on March 20, 1996, the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS, the Board recommended to the City Council approval of controls and incentives; Now Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. DESIGNATION. The designation by the Landmarks Preservation Board of the Fir Lodge/Alki Homestead Restaurant, more particularly described as:

The South 3 feet of Lots 1-2, the South 2 1/2 feet of Lot 3, and all of Lots 5-8, Block A, of Sea Shore Add. to Alki Point, as recorded in Volume 15 of Plats, Page 28, King County, Washington.

9608281387



as a Landmark based upon satisfaction of the following standards of  
SMC Section 25.12.350:

- C. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation.
- D. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction.
- E. It is an outstanding work of a designer or builder.
- F. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the city;

is hereby acknowledged.

Section 2. CONTROLS. The following controls are hereby imposed on the features and characteristics of the Fir Lodge/Alki Homestead Restaurant, that were designated by the Board in the Report on Designation for preservation:

- A. Except as provided in subsection B and C, below, a Certificate of Approval must be obtained from the Landmarks Preservation Board pursuant to SMC 25.12.670 et seq., or the time for denying an application for a Certificate of Approval must have expired, before the owners may make alterations or significant changes to the entire exterior of the building, including the roof; the first floor interior, excluding the kitchen and bathrooms; and the site, excluding minor plantings (See Attachment A).
- B. If after examination of plans and specifications the Historic Preservation Officer determines that any of the following exterior alterations are consistent with the purposes of the Landmarks Preservation Ordinance, the Historic Preservation Officer may approve the alteration without need for further action by the Board: the addition or elimination of ducts, conduits, HVAC vents,

1 grilles, fire escapes, pipes, wiring or similar  
2 mechanical elements necessary for the normal operation of  
3 the building. If the Historic Preservation Officer  
4 disapproves such alterations, the owners may submit  
5 revised plans and specifications to the Historic  
6 Preservation Officer or may apply to the Board for a  
7 Certificate of Approval for the alterations.

- 8 C. No Certificate of Approval shall be required, and any  
9 changes may be permitted without further review, for any  
10 in-kind maintenance or repairs of the features noted in  
11 A, above..

12 **Section 3. INCENTIVES**

13 A. Economic incentives may be made available as set forth in  
14 the Controls and Incentives Agreement between the Owner and the  
15 Board, as they become available in the future.

16 B. SMC Title 23 provides for authorization of uses not  
17 normally permitted in a particular zoning classification by means  
18 of an administrative conditional use.

19 **Section 4.** Enforcement of this Ordinance and penalties for  
20 its violation shall be as provided in Section 25.12.910 of the  
21 Seattle Municipal Code.

22 **Section 5.** The Fir Lodge/Alki Homestead Restaurant and its  
23 site are hereby added to the Table of Historical Landmarks  
24 contained in Chapter 25.32 of the Seattle Municipal Code.

25 **Section 6.** The City Clerk is hereby directed to record this  
26 ordinance with the King County Director of Records and Elections,  
deliver two copies to the City Historic Preservation Officer, and  
deliver one copy to the Director of the Department of Construction  
and Land Use.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE  
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

9608281387

Section 7. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 12 day of August, 1996, and signed by me in open session in authentication of its passage this 12 day of August, 1996.

Joe Drago  
President of the City Council

Approved by me this 16 day of August, 1996.

Mammi B. Rice  
Mayor

Filed by me this 16 day of August, 1996.

Judith E. Pippin  
City Clerk

(Seal)

- 4 -

STATE OF WASHINGTON  
COUNTY OF KING  
CITY OF SEATTLE

} ss

I, JUDITH E. PIPPIN, CITY CLERK OF THE CITY OF SEATTLE, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE AND CORRECT COPY OF Ordinance 118235

AS THE SAME APPEARS ON FILE, AND OF RECORD IN THIS DEPARTMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE SEAL TO THE CITY OF SEATTLE, THIS 20th day of Aug. 1996  
JUDITH E. PIPPIN

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

9608281387

TIME AND DATE STAMP

**SPONSORSHIP**

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY  
THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:

*San Diego*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

**FOR CITY COUNCIL PRESIDENT USE ONLY**

COMMITTEE(S) REFERRED TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
PRESIDENT'S SIGNATURE

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE  
IT IS DUE TO THE QUALITY OF THE DOCUMENT.



The City of Seattle

## Landmarks Preservation Board

700 Third Avenue • 4th floor • Seattle, Washington 98104 • (206) 684-0228

July 16, 1996

LPB 134/96

Councilmember Jan Drago  
President, Seattle City Council  
1100 Municipal Building  
Seattle, WA 98104

Dear Councilmember Drago:

The Landmarks Preservation Board is submitting the following ordinances for consideration by the Business, Economic and Community Development Committee and the City Council:

Fir Lodge/Alki Homestead Restaurant, 2717 61st Ave SW  
Log House Museum, 3003 61st Avenue SW  
Lyon Building, 607 3rd Avenue

Controls and Incentives Agreements have been signed with the property owners and have been approved by the Landmarks Preservation Board.

Please contact Elizabeth Chave at 684-0380 if you have any questions. Thank you.

Sincerely,

Melba Caliano  
Chair, Landmarks Preservation Board

Enclosures

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE  
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

**STATE OF WASHINGTON - KING COUNTY**

71499  
City of Seattle, City Clerk

—ss.

No. ORDINANCE IN

**Affidavit of Publication**

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:ORD 118235

was published on

08/22/96

The amount of the fee charged for the foregoing publication is the sum of \$ \_\_\_\_\_, which amount has been paid in full.

Subscribed and sworn to before me on

08/22/96

Notary Public for the State of Washington,  
residing in Seattle

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.